

When recorded return to:

Tania Grace Lopez and Jose Luis Lopez
15731 NE 117th St
Redmond, WA 98052

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2021-3447

Jul 28 2021

Amount Paid \$4325.00

Skagit County Treasurer

By Heather Beauvais Deputy

Filed for record at the request of:



CHICAGO TITLE

COMPANY OF WASHINGTON

425 Commercial St
Mount Vernon, WA 98273

Escrow No.: 620048577

CHICAGO TITLE
620048577

STATUTORY WARRANTY DEED

THE GRANTOR(S) Thomas D. Griffin and Lani H. Donohoe, husband and wife

for and in consideration of Ten And No/100 Dollars (\$10.00) , and other valuable consideration
in hand paid, conveys, and warrants to Tania Grace Lopez and Jose Luis Lopez, a married couple

the following described real estate, situated in the County of Skagit, State of Washington:

LOT 7, PLAT OF CASTILLEJA BLUFF, RECORDED DECEMBER 9, 2005, UNDER AUDITOR'S
FILE NO. 200512090181, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

Abbreviated Legal: (Required if full legal not inserted above.)

Tax Parcel Number(s): P123801 / 4878-000-007-0000

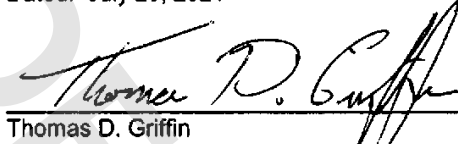
Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED

(continued)

Dated: July 20, 2021


Thomas D. Griffin
Lani H. DonohoeState of WashingtonCounty of Skagit

I certify that I know or have satisfactory evidence that

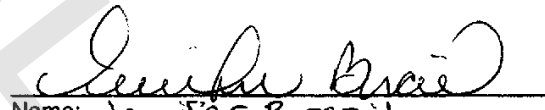
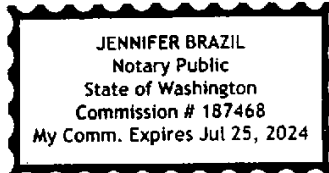
Thomas D. Griffin & Lani H. Donohoe
is/are the person(s) who appeared before me, and said person(s) acknowledged that
(he/she/they) signed this instrument and acknowledged it to be (his/her/their) free and voluntary act
for the uses and purposes mentioned in this instrument.Dated: July 23, 2021
Name: Jennifer Brazil
Notary Public in and for the State of WA
Residing at: Skagit County
My appointment expires: 7-25-2024

EXHIBIT "A"

Exceptions

1. Easement, including the terms and conditions thereof, disclosed by instrument(s);
 Recorded: February 8, 1977
 Auditor's No(s): 850635, records of Skagit County, Washington
 In favor of: The City of Anacortes, a municipal corporation
 For: Concentrated drainage of water storage facilities
 Affects: A portion of said premises

2. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Anacortes Short Plat No. ANA 02-003:

 Recording No: 200211220121

3. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

 Recording Date: November 22, 2002
 Recording No.: 200211220122

 Modification(s) of said covenants, conditions and restrictions

 Recording Date: September 20, 2005
 Recording No.: 200509200014

4. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

 Imposed by: Sands Short Plat Homeowners Association
 Recording Date: November 22, 2002
 Recording No.: 200211220122

5. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes and statements, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that

EXHIBIT "A"

**Exceptions
(continued)**

said covenant or restriction is permitted by applicable law, as set forth on Plat of Castilleja Bluff:

Recording No: 200512090181

Affidavit of minor correction:

Recording Date: October 12, 2006
Recording No.: 200610120120

6. Easement, including the terms and conditions thereof, disclosed by instrument(s);

Recorded: June 20, 2005
Auditor's No(s).: 200506200173, records of Skagit County, Washington
In favor of: Puget Sound Energy, Inc., a Washington corporation
For: Utility systems for purposes of transmission, distribution and sale of gas and electricity
Affects: A strip of land 10 feet in width with 5 feet on each side of the centerline of grantee's facilities as now constructed, to be constructed, extended or relocated.

7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: December 28, 2005
Recording No.: 200512280230

Modification(s) of said covenants, conditions and restrictions

Recording Date: August 18, 2006
Recording No.: 200608180160

8. Any unpaid assessments or charges and liability to further assessments or charges, for which a lien may have arisen (or may arise), as provided for under Washington law and in instrument set forth below:

Imposed by: Castilleja Bluff Homeowners Association
Recording Date: December 28, 2005
Recording No.: 200512280230

9. Easement, including the terms and conditions thereof, granted by instrument;

Recorded: June 20, 2005

EXHIBIT "A"

**Exceptions
(continued)**

Auditor's No.: 200506200173, records of Skagit County, Washington
In favor of: Puget Sound Power & Light Company
For: Underground electric system, together with necessary appurtenances

10. Assessments, if any, levied by Skyline Beach Club, Inc..
11. Assessments, if any, levied by the City of Anacortes.
12. City, county or local improvement district assessments, if any.

Form 22P
Skagit Right-to-Manage Disclosure
Rev. 10/14
Page 1 of 1

**SKAGIT COUNTY
RIGHT-TO-MANAGE
NATURAL RESOURCE LANDS DISCLOSURE**

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Northwest Multiple Listing Service
ALL RIGHTS RESERVED

The following is part of the Purchase and Sale Agreement dated July 09, 2021

between Tania Grace Lopez Jose Luis Lopez ("Buyer")
Buyer Buyer
and Griffin Donohoe ("Seller")
Seller Seller
concerning 3804 Marine Heights Way Anacortes WA 98221 (the "Property")
Address City State Zip

Buyer is aware that the Property may be subject to the Skagit County Right-to-Manage Natural Resource Lands Disclosure, Skagit County Code section 14.38, which states:

This disclosure applies to parcels designated or within 1 mile of designated agricultural - land or designated or within 1/4 mile of rural resource, forest or mineral resource lands of long-term commercial significance in Skagit County. A variety of Natural Resource Land commercial activities occur or may occur in the area that may not be compatible with non-resource uses and may be inconvenient or cause discomfort to area residents. This may arise from the use of chemicals; or from spraying, pruning, harvesting or mineral extraction with associated activities, which occasionally generates traffic, dust, smoke, noise, and odor. Skagit County has established natural resource management operations as a priority use on designated Natural Resource Lands, and area residents should be prepared to accept such incompatibilities, inconveniences or discomfort from normal, necessary Natural Resource Land operations when performed in compliance with Best Management Practices and local, State, and Federal law.

In the case of mineral lands, application might be made for mining-related activities including extraction, washing, crushing, stockpiling, blasting, transporting and recycling of minerals. If you are adjacent to designated NR Lands, you will have setback requirements from designated NR Lands.

Seller and Buyer authorize and direct the Closing Agent to record this Disclosure with the County Auditor's office in conjunction with the deed conveying the Property.

Authenti
Tania Grace Lopez 07/09/2021
Buyer 2021 8:12:47 PM PDT Date

Authenti
Jose L Lopez 07/09/2021
Buyer 2021 8:09:11 PM PDT Date

Authenti
Thomas D Griffin 07/10/2021
Seller 2021 12:50:39 PM PDT Date

Authenti
Lani H Donohoe 07/10/2021
Seller 2021 11:57:05 AM PDT Date